



Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	69039	Agenda Number	
Meeting Date:	March 23, 2017			
Department:	Purchasing			
Subject				
<p>Authorize an amendment to the contract with GOODWILL INDUSTRIES OF CENTRAL TEXAS, to provide continued janitorial services, for an increase in an estimated amount of \$241,571, for a total revised contract amount not to exceed \$1,575,329.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$241,571 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.</p>				
Fiscal Note				
<p>A fiscal note is not required.</p>				
Purchasing Language:	Contract Amendment			
Prior Council Action:	March 7, 2013 – approved original contract, item #27.			
For More Information:	Joshua Pace, Senior Buyer, 512-322-6583			
Boards and Commission Action:	March 20, 2017 – To be reviewed by the Electric Utility Commission.			
Related Items:				
MBE / WBE:	This contract was awarded in compliance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.			

Additional Backup Information

The contract provides janitorial services including labor, supervision, supplies and equipment at Austin Energy (AE) locations. The locations are divided into three packages (A, B and C), each of which encompass multiple sites. Package A includes Town Lake Center, St. Elmo and Kramer Lane Service Centers, Customer Care Walk-in Branch, and the Backup and Energy Control Centers. Package B includes several buildings at the district cooling plants, the Decker Creek Power Station and other buildings at the Decker site, Sand Hill Energy Center and the Laboratory Services building. Package C includes the System Control Center (SCC) and the Combined Transportation, Emergency & Communication Center (CTECC). Goodwill Industries of Central Texas provides janitorial services for Package A.

The purpose of this contract is to provide a clean and safe environment for employees, contractors and the public. Services include day and night crews with tasks divided on a daily, weekly, bi-weekly, monthly and quarterly basis varying per site. The total area serviced for CTECC and SCC is approximately 255,500 square feet and approximately

258,312 square feet for the remaining facilities.

In preparation for a new solicitation for these services, staff identified ways to further segment these services into smaller packages in order to increase opportunities for small and/or certified companies to compete for City contracts. Staff is also re-examining the approach to hiring versus contracting out for janitorial services. This extension will allow staff additional time to finalize this work.

If the City were unable to amend the contract, janitorial services would end until a replacement contract could be executed.

GOODWILL INDUSTRIES OF CENTRAL TEXAS				
	# months	Contract Amount	Contract Amendment	Revised Amount
Original Term	24	\$ 657,024	n/a	\$ 657,024
Extension Option 1	12	\$ 328,512	n/a	\$ 328,512
Extension Option 2	12	\$ 328,512	n/a	\$ 328,512
Administrative Increase	-	\$ -	\$ 19,710	\$ 19,710
Proposed Amendment	-	\$ -	\$ 241,571	\$ 241,571
TOTAL	48	\$ 1,314,048	\$ 261,281	\$ 1,575,329



Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	69040	Agenda Number	
Meeting Date:	March 23, 2017			
Department:	Purchasing			
Subject				
Authorize an amendment to the contract with ISS FACILITY SERVICES, to provide continued janitorial services, for an increase in an estimated amount of \$196,000, for a revised total contract amount not to exceed \$1,510,876.				
Amount and Source of Funding				
Funding in the amount of \$196,000 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.				
Fiscal Note				
A fiscal note is not required.				
Purchasing Language:	Contract Amendment			
Prior Council Action:	March 7, 2013 – approved original contract, item #27.			
For More Information:	Joshua Pace, Senior Buyer, 512-322-6583			
Boards and Commission Action:	March 20, 2017 – To be reviewed by the Electric Utility Commission.			
Related Items:				
MBE / WBE:	This contract was awarded in compliance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.			

Additional Backup Information

The contract provides janitorial services including labor, supervision, supplies and equipment at Austin Energy (AE) locations. The locations are divided into three packages (A, B and C), each of which encompass multiple sites. Package A includes Town Lake Center, St. Elmo and Kramer Lane Service Centers, Customer Care Walk-in Branch, and the Backup and Energy Control Centers. Package B includes several buildings at the district cooling plants, the Decker Creek Power Station and other buildings at the Decker site, Sand Hill Energy Center and the Laboratory Services building. Package C includes the System Control Center (SCC) and the Combined Transportation, Emergency & Communication Center (CTECC). ISS Facility Services provides janitorial services for Packages B and C.

The purpose of this contract is to provide a clean and safe environment for employees, contractors and the public. Services include day and night crews with tasks divided on a daily, weekly, bi-weekly, monthly and quarterly basis varying per site. The total area serviced for CTECC and SCC is approximately 255,500 square feet and approximately

258,312 square feet for the remaining facilities.

In preparation for a new solicitation for these services, staff identified ways to further segment these services into smaller packages in order to increase opportunities for small and/or certified companies to compete for City contracts. Staff is also re-examining the approach to hiring versus contracting out for janitorial services. This extension will allow staff additional time to finalize this work.

If the City were unable to amend the contracts, janitorial services would end until a replacement contract could be executed.

ISS FACILITY SERVICES				
	# months	Contract Amount	Contract Amendment	Revised Amount
Original Term	24	\$ 653,856	n/a	\$ 653,856
Extension Option 1	12	\$ 326,928	n/a	\$ 326,928
Administrative Increase	-	\$ -	\$ 7,164	\$ 7,164
Extension Option 2	12	\$ 326,928	\$ -	\$ 326,928
Proposed Amendment	-	\$ -	\$ 196,000	\$ 196,000
TOTAL	48	\$ 1,307,712	\$ 203,164	\$ 1,510,876

AGENDA



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	69012	Agenda Number	
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Meeting Date:	March 23, 2017
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Department:	Office of Real Estate Services
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Subject

Authorize negotiation and execution of a 36-month parking lease agreement with TOKYO ELECTRON U.S. HOLDINGS, INC., to use and occupy 83 parking spaces for employees at Austin Energy’s System Control Center located near the intersection of Montopolis Drive and Grove Boulevard, in Travis County, Texas, in the amount of \$144,688.92, with one 24-month extension option in the amount of \$103,842.96, for a total amount not to exceed \$248,531.88 (District 3).

Amount and Source of Funding

Funding in the amount of \$144,688.92 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the extension option is contingent upon available funding in future budgets.

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	Vince McGlone, Austin Energy, (512) 322-6420; Sandra Strauss-Jones, Austin Energy, (512) 322-6146; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services, (512) 974-5649.
Boards and Commission Action:	March 20, 2017 - To be reviewed by the Electric Utility Commission.
MBE / WBE:	
Related Items:	

Additional Backup Information

Austin Energy’s System Control Center (SCC), located at 2500 Montopolis Drive, has 304 on-site parking spaces, including 14 reserved spaces for electric vehicles. Austin Energy (AE) currently has 249 staff members working at SCC, with an additional 50 employees anticipated in 2017. The SCC is utilized by AE and other City departments for employee training and meetings during business hours, and parking for utility service vehicles when not in use by AE crews. These activities combined with the building occupants’ needs for parking will soon make the current parking situation at SCC strenuous.

This parking lease agreement will provide use of 83 additional parking spaces to augment parking shortages at SCC. The leased parking area will be located at the Tokyo Electron headquarters facility, located adjacent to and just north of SCC, at 2400 Grove Boulevard.

AE will connect the leased parking area through an existing pedestrian controlled access gate. AE will construct and maintain a crushed granite walkway to the controlled access gate and parking signage during the term of the lease.

The lease will commence April 1, 2017 and expire March 31, 2020. The City has the option to renew for an additional two-year term, which, if extended, will expire March 31, 2022.

The table below illustrates the annual rental costs for the 83 parking spaces, through the primary term and renewal term, totaling \$248,531.88.

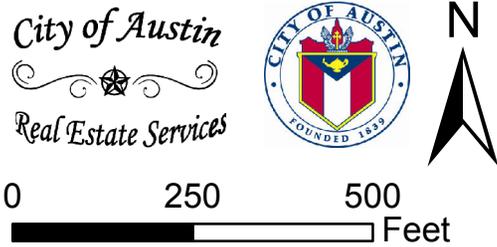
Lease Period	Rate per parking space	Annual Totals
04/01/2017-03/31/2018	\$47.00	\$46,812.00
04/01/2018 - 03/31/2019	\$48.41	\$48,216.36
04/01/2019 - 03/31/2020	\$49.86	\$49,660.56
04/01/2020 - 03/31/2021	\$51.36	\$51,154.56
04/01/2021 - 03/31/2022	\$52.90	\$52,688.40

Total Amount: \$248,531.88

This Strategic Facilities Governance Team has reviewed and approved this request.

Proposed Lease of 83 Parking Spaces for Austin Energy

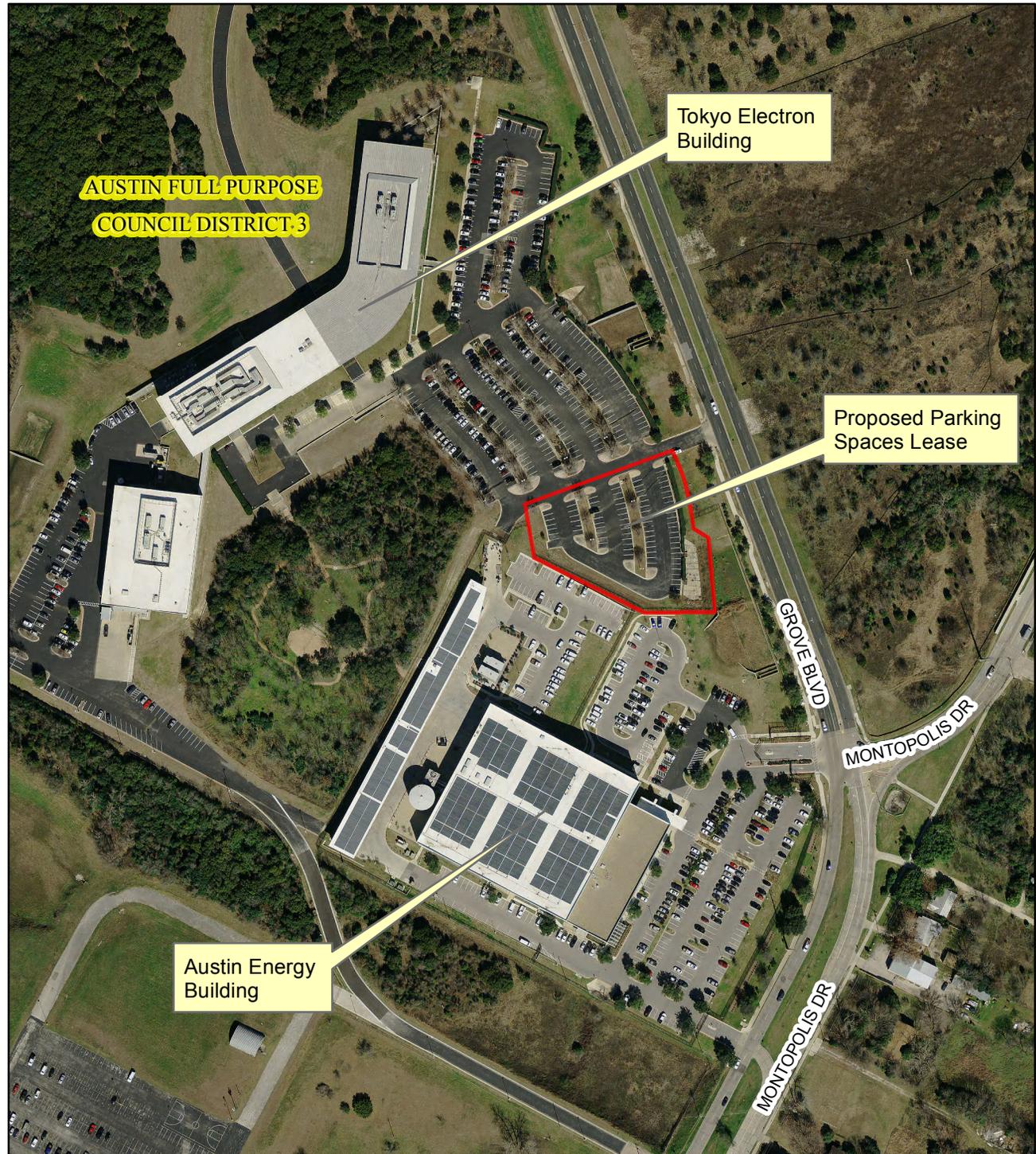
 single_member_districts
 Area of Interest
 2015 Aerial Imagery, City of Austin



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 10/14/2016



AGENDA



Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	69031	Agenda Number	
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Meeting Date:	March 23, 2017
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Department:	Purchasing
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Subject

Authorize negotiation and execution of 10 contracts with 360 ENERGY SAVERS, 1ST CHOICE ENERGY, LLC, MCCULLOUGH HEATING & AIR CONDITIONING, INC., GOOD NEIGHBOR MANAGEMENT, INC., AC & A, INC., CONSERVATION SPECIALISTS OF AUSTIN, LLC, CLIMATE MECHANICAL, INC., VALDEZ REMODELING & WEATHERIZATION INC., KL AUSTIN ROOFING & CONSTRUCTION, and ENERGY GUYS, LLC, to provide weatherization services, with an initial 12-month term in an estimated amount of \$3,800,000, with four 12-month extension options in an estimated amount of \$3,800,000 per extension option, for total contract amounts not to exceed \$19,000,000; each and combined.

Amount and Source of Funding

Funding in the amount of \$1,900,000 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the remaining six months of the original contract period and extension options is contingent upon available funding in future budgets.

Fiscal Note

A fiscal note is not required.

Purchasing Language:	The Purchasing Office issued a Request for Qualification Statements (RFQS) RMJ0500 REBID for these goods and services on February 6, 2017 and it closed on February 21, 2017 with 13 offers received. The recommended offers are the best evaluated offers submitted by responsible offerors. Additional information on the solicitation is included below the line. Nine of the recommended offerors are the current providers for these goods and services.
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Prior Council Action:	
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For More Information:	Raymundo Moncada Jr., Senior Buyer Specialist Corporate, 512-322-6594
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Boards and Commission Action:	March 20, 2017 - To be reviewed by the Electric Utility Commission.
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Related Items:	
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MBE / WBE:	This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this solicitation, there were insufficient subcontracting opportunities; therefore, no subcontracting goals were established.
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Additional Backup Information

These contracts will provide weatherization services for Austin Energy. Austin Energy's weatherization program provides home energy improvements to customers with low to moderate incomes living in single-family homes. The improvements provided under this contract reduce customers' energy costs while creating a more comfortable and safe living environment. Austin Energy performs an initial audit of a home's energy performance prioritizing improvement measures necessary to increase the home's efficiency level. The weatherization services provided include: sealing the building structure to address air infiltration; duct repair or replacement; installing attic insulation, solar screens, smoke detectors, carbon monoxide detectors, and high efficiency lighting; tuning up existing air conditioning systems; and through a partnership with Austin Water, installing low-flow shower heads and aerators. Additional measures may be provided through partnerships with and referrals from entities such as the Austin Housing Repair Coalition and other non-profit organizations, Texas Gas Service, and the Neighborhood Housing and Community Development Department.

The current contracts expire on April 30, 2017 with a total authorization amount of \$2,800,000 per year and an average spend of approximately \$2,668,000 per year. The increase in requested authorization reflects the amount of unspent weatherization funds carried over from last fiscal year, the addition of three new services (air conditioning diagnostic testing, tune-up, and minor repair, and an increase in the number of homes to be weatherized. Austin Energy weatherized 778 homes in Fiscal Year 2015-2016 and anticipates weatherizing up to 1,000 homes per year under the new contracts, contingent on funding in future budgets.

An evaluation team with expertise in this area evaluated the offers and scored all recommended vendors as the best to provide these services based on pass/fail evaluations of minimum requirements including pricing, experience, personnel qualifications, and references.

A complete solicitation package, including a response list, is on file in the City's Purchasing Office and is available on the City's Financial Services Austin Finance Online website. Link: [Solicitation Documents](#)

360 ENERGY SAVERS, 1ST CHOICE ENERGY LLC, McCULLOUGH HEATING & AIR CONDITIONING INC., GOOD NEIGHBOR MANAGEMENT INC., AC & A INC., CONSERVATIONS SPECIALISTS OF AUSTIN LLC, CLIMATE MECHANICAL INC., VALDEZ REMODELING & WEATHERIZATION INC., KL AUSTIN ROOFING & CONSTRUCTION INC. and ENERGY GUYS LLC

	# months	Contract Amount	Contract Amendment	Revised Amount
Original Term	12	\$ 3,800,000	n/a	n/a
Extension Option 1	12	\$ 3,800,000	n/a	n/a
Extension Option 2	12	\$ 3,800,000	n/a	n/a
Extension Option 3	12	\$ 3,800,000	n/a	n/a
Extension Option 4	12	\$ 3,800,000	n/a	n/a
TOTAL	60	\$ 19,000,000	\$ -	\$ -

**Evaluation Matrix
RFQS RMJ0500 REBID
Weatherization**

Evaluation Category	360 Energy Savers	1st Choice Energy, LLC	McCullough Heating & Air Conditioning	Good Neighbor Management, Inc.	AC & A Inc.	Conservation Specialist of Austin LLC	Climate Mechanical Inc.	Valdez Remodeling & Weatherization Inc.	KL Austin Roofing & Construction Inc.*	Energy Guys LLC	All Brother Sister Services	Great American Insulation Inc.
Pricing	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	**	**
Experience	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	**	**
Personnel Qualifications	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	**	**
Contractor Reference Surveys	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	**	**

* KL Austin Roofing & Construction Inc. submitted a duplicate proposal

** Deemed Non-Responsive - Did not meet the requirements of the solicitation.

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded.



Recommendation for Council Action (Purchasing)

Austin City Council	Item ID:	69112	Agenda Number	
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Meeting Date:	April 6, 2017
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Department:	Purchasing
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Subject

Authorize negotiation and execution of a 24-month contract with BRACE INTEGRATED SERVICES, INC., or the other qualified offeror to Request For Proposals CAK0012, to provide industrial surface preparation and coating services, in an estimated amount of \$960,000, with three 12-month extension options in an estimated amount of \$480,000 per extension option, for a total contract amount not to exceed \$2,400,000.

Amount and Source of Funding

Funding in the amount of \$240,000 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the remaining 18 months of the original contract period and extension options are contingent upon available funding in future budgets.

Fiscal Note

A fiscal note is not required.

Purchasing Language:	The Purchasing Office issued a Request for Proposals (RFP) CAK0012 for these goods and services on November 28, 2016 and it closed on December 20, 2016 with two offers received. The recommended offer is the best evaluated offer submitted by a responsible offeror. Additional information on the solicitation is included below the line.
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Prior Council Action:	
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For More Information:	Cheryl Kaufman, Senior Buyer, 512-505-3545
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Boards and Commission Action:	March 20, 2017 - To be reviewed by the Electric Utility Commission.
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Related Items:	
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MBE / WBE:	This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were an insufficient number of certified M/WBEs; therefore, no subcontracting goals were established.
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Additional Backup Information

The contract is for industrial surface preparation and coating services for Austin Energy. The services will be used primarily at Decker Creek Power Station and Sand Hill Energy Center, and include industrial cleaning, painting, and protective coating application. The services are used to protect equipment from corrosion and harsh environmental conditions.

An evaluation team with expertise in this area evaluated the offers and scored Brace Integrated Services, Inc. as the best to provide these services based on technical solution and program, qualifications and experience, cost, and local business presence.

This request allows for the development of a contract with a qualified offeror selected by Council. If the City is unsuccessful in negotiating a satisfactory contract with the selected offeror, negotiations will cease with that provider. Staff will return to Council so that another qualified offeror may be selected, authorizing contract negotiations with this provider.

The authorization amount is based on forecasted projects during the term of the contract.

A complete solicitation package, including a response list, is on file in the City’s Purchasing Office and is available on the City’s Financial Services Austin Finance Online website. Link: [Solicitation Documents](#)

BRACE INTEGRATED SERVICES, INC.				
	# months	Contract Amount	Contract Amendment	Revised Amount
Original Term	24	\$ 960,000	n/a	n/a
Extension Option 1	12	\$ 480,000	n/a	n/a
Extension Option 2	12	\$ 480,000	n/a	n/a
Extension Option 3	12	\$ 480,000	n/a	n/a
TOTAL	60	\$ 2,400,000	\$ -	\$ -

EVALUATION MATRIX
RFP CAK0012
Surface Preparation and Painting Maintenance Services

Evaluation Category	Maximum Points	Brace Integrated Services, Inc.	Travis Industries, LLC
Technical Solution & Program	25	20	12
Qualifications & Experience	35	30	15
Cost	30	14	30
Local Business Presence	10	0	0
Total	100	64	57

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.

**CITY OF AUSTIN – AUSTIN ENERGY
RECOMMENDATION FOR COUNCIL ACTION****AGENDA DATE: 4/6/2017**

SUBJECT: Authorize the execution of an agreement with PSW Real Estate to provide incentives for the installation of solar electric systems on 147 single family residential homes and 48 condominium units located within six of their communities in Austin, for a total amount not to exceed \$351,061. (Districts 1, 2, 5, 9 and 10)

AMOUNT & SOURCE OF FUNDING: Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.

FISCAL NOTE: A fiscal note is not required.

FOR MORE INFORMATION CONTACT: Jeff Vice, Director, Local Government Issues (512) 322-6087; Danielle Murray, Solar Program Manager (512) 322-6055.

BOARD AND COMMISSION ACTION: March 20, 2017 – To be reviewed by the Electric Utility Commission. March 21, 2017 – To be reviewed by the Resource Management Commission.

Austin Energy requests authorization to enter into an agreement with PSW Real Estate, to provide incentives, for a total amount not to exceed \$351,061, for the installation of solar electric systems on 147 single family residential homes and 48 condominium units located within six of their communities in Austin. The communities are located at:

- Franklin Grove - 2001 E. M. Franklin Ave. (District 1)
- Parkside - 4020 Airport Blvd. (District 9)
- North Bluff - 813 N. Bluff Dr. (District 2)
- Lightsey Ridge - 1814 Lightsey Rd. (District 5)
- Eastline - 2000 East 7th St. (District 1)
- Cima Hills - 3704 Cima Serena (District 10)

The total installation cost is \$1,624,667 and the incentive will cover up to 22% of the cost. The ownership of the PV systems will transfer to the buyers of the individual single family homes and condominium units upon sale of the property. The solar incentive level is \$0.70 per watt-DC for a portion of the applications, totaling 219.22 kW-DC, and \$0.60 per watt-DC for the remainder of the applications, totaling 329.35 kW-DC. The solar equipment, which meets Austin Energy program requirements, includes a total of 2,071 solar modules rated at 265 watts. The combined solar installations will have a total capacity of 455.31 kW-AC.

Austin Energy's solar program helps meet the community's solar goal of 950 MW by 2025, including 200 MW of local solar capacity, established in the updated Resource, Generation and Climate Protection Plan approved by City Council in December 2014. The solar program is designed to reduce the amount of electricity Austin Energy must purchase from the market and reduce associated greenhouse gas emissions.

These energy improvements will generate an estimated 797,065 kWh per year—enough to power 71 average Austin homes. This project is estimated to prevent the production of the following emissions each year: 528 tons of Carbon Dioxide (CO₂); 665 pounds of Sulfur Dioxide (SO₂); 735 pounds of Nitrogen Oxide (NO_x); and 511 pounds of Carbon Monoxide

(CO). These emissions reductions are equivalent to planting 12,296 trees or 615 acres of forest in Austin's parks or the removal of 1,074,589 vehicle miles or 91 cars from Austin roadways.

The Austin City Council launched Austin Energy's original solar photovoltaic (PV) rebate incentive program in 2004 (Resolution No. 040527-06) to benefit Austin residents and utility customers by: promoting the use of an environmentally-friendly and energy efficient renewable energy resource; promoting economic development for the development, recruitment and retention of renewable energy enterprises; and ensuring that Austin remains a local, national and international leader in the development and use of renewable energy.



Austin Energy Project Fact Sheet Solar Applications

File Number(s)	195 enrollment numbers on file
Customer Name	PSW Real Estate
Facility Address(es)	6 community locations in Austin: http://www.pswrealestate.com/austin-tx Franklin Grove Parkside North Bluff Lightsey Ridge Eastline Cima Hills
Estimated Incentives	\$351,061
Application Received Date	3/1/2017
Number of Modules	2,071
Wattage per Module (STC)	265
Solar Contractor	Lighthouse Solar
Installation Cost	\$1,624,667
Estimated kWh Savings	797,065 kWh
Estimated kW Demand Savings	455.31 kW-AC
Estimated Date of Completion	TBD
Site Information/Additional Comments	The solar incentive level is \$0.70 per watt-DC for a portion of the applications, totaling 219.22kW-DC, and \$0.60 per watt-DC for the remainder of the applications, totaling 329.35kW-DC. The ownership of the PV systems will transfer to the buyers of the individual single family homes and condominium units.

**CITY OF AUSTIN – AUSTIN ENERGY
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA DATE: 04/06/2017

SUBJECT: Authorize execution of an agreement with Target to provide performance-based incentives for the generation of solar energy at its facilities at 3702 South FM 620 (Travis County), 2300 W. Ben White Blvd. (District 5), 5300 S. MoPac Expy. (District 8), and 10900 Lakeline Mall Dr. (District 6), for an estimated \$112,834.45 per year, for a total amount not to exceed \$1,128,344.47 over a 10-year period.

AMOUNT & SOURCE OF FUNDING: Funding is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy.

FISCAL NOTE: A fiscal note is not required.

FOR MORE INFORMATION CONTACT: Jeff Vice, Director, Local Government Issues (512) 322-6087; Danielle Murray, Solar Program Manager (512) 322-6055.

BOARD AND COMMISSION ACTION: March 20, 2017 – To be reviewed by the Electric Utility Commission. March 21, 2017 – To be reviewed by the Resource Management Commission.

Austin Energy requests authorization to enter into an agreement with Target, to provide a performance-based incentive (PBI) for an amount not to exceed \$1,128,344.47 over a 10-year period, for the generation of solar energy at four of its facilities located within Austin Energy's service area. The Target stores included are located at 3702 S. FM 620 (in Travis County), 2300 W. Ben White Blvd. (Council District 5), 5300 S. MoPac Expy. (District 8), and 10900 Lakeline Mall Dr. (District 6).

The total installation cost is \$3,448,134.40 and the incentive will cover up to 33% of the cost. The PBI levels for these projects range from \$0.02 to \$0.04 per kilowatt hour (kWh) for 10 years. The solar equipment, which meets Austin Energy program requirements, includes a total of 6866 solar modules rated at 320 and 325 watts. The combined solar installations will have a total capacity of 1.83 MW-AC.

Austin Energy's solar program helps meet the community's solar goal of 950 MW by 2025, including 200 MW of local solar capacity, established in the updated Resource, Generation and Climate Protection Plan approved by City Council in December 2014. The solar program is designed to reduce the amount of electricity Austin Energy must purchase from the market and reduce associated greenhouse gas emissions.

These new energy improvements will together generate an estimated 3,051,640 kWh per year—enough to power 270 average Austin homes for a year. This project is estimated to prevent the production of the following emissions each year: 2,020 tons of Carbon Dioxide (CO₂); 2,547 pounds of Sulfur Dioxide (SO₂); 2,816 pounds of Nitrogen Oxide (NO_x); and 1,957 pounds of Carbon Monoxide (CO). These emissions reductions are equivalent to planting 47,075 trees or 2,354 acres of forest in Austin's parks or the removal of 4,114,168 vehicle miles or 351 cars from Austin roadways.

The Austin City Council launched Austin Energy's original solar photovoltaic (PV) rebate incentive program in 2004 (Resolution No. 040527-06) to benefit Austin residents and utility customers by:

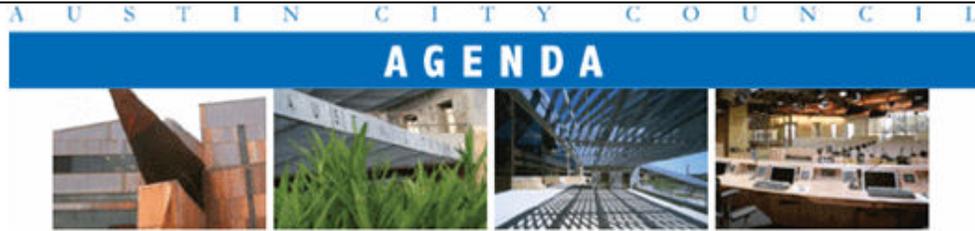
promoting the use of an environmentally-friendly and energy efficient renewable energy resource; promoting economic development for the development, recruitment and retention of renewable energy enterprises; and ensuring that Austin remains a local, national and international leader in the development and use of renewable energy.

In 2010, City Council approved Resolution No. 20100204-003, revising Austin Energy's solar program for commercial customers by replacing the upfront rebate with "performance-based" payments. The PBI solar program offers commercial customers payments based on the metered solar production of their approved PV system for the first 10 years of operation. Payments are made as a monthly billing adjustment to the customers' electric account.



Austin Energy Project Fact Sheet Solar Applications

File Number(s)	1090322, 1090518, 1090519, 1090520
Customer Name	Target
Facility Address(es)	3702 S FM 620 RD 2300 W BEN WHITE BLVD WB 5300 S MOPAC EXPY SB 10900 LAKELINE MALL DR
Estimated Incentives	\$112,834.45 per year for 10 years
Application Received Date	3/1/2017
Number of Modules	6,866
Wattage per Module (STC)	320 & 325
Solar Contractor	Freedom
Installation Cost	\$3,448,134.40
Estimated kWh Savings	3,051,640 kWh
Estimated kW Demand Savings	1,830 kW-AC
Estimated Date of Completion	11/28/2017
Site Information/Additional Comments	Two of these projects are at PBI levels of \$0.04/kWh for a total of 792 kW-AC; one is at \$0.03/kWh for total of 636 kW-AC; and is one at \$0.02/kWh; for a total of 402 kW-AC. In 2014, Target installed a total of 369 kW-AC at two stores in Austin Energy's service territory with approved PBI levels of \$0.12 per kWh.



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:		Agenda Number	
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Meeting Date:	April 13, 2017
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Department:	Office of Real Estate Services
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Subject

Authorize negotiation and execution of a 60-month lease renewal for approximately 8,000 square feet of office and warehouse space for Austin Energy’s Meter Shop, located at 4122 Todd Lane, in Austin, Travis County, Texas, from David B. Edelman, for a total amount not to exceed \$380,328.95 (District 2).

Amount and Source of Funding

Funding in the amount of \$73,083.36 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the remaining term is contingent upon available funding in future budgets.

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	November 30, 1995 - Council approved original lease for Health and Human Services Department, Vector Control Program, per Resolution No. 951130-24; November 9, 2000 - Council approved lease renewal, per Resolution No. 001109-11; September 1, 2005 - Council approved lease renewal; November 16, 2006 - Council approved lease renewal; November 8, 2007 - Council approved lease renewal; September 25, 2008 - Council approved lease renewal; February 11, 2010 - Council approved lease renewal.
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For More Information:	Vince McGlone, Austin Energy, (512) 322-6420; Gregory Warren, Austin Energy, (512) 322-6172; Lauraine Rizer, Office of Real Estate Services, (512) 974-7078; Megan Herron, Office of Real Estate Services, (512) 974-5649.
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Boards and Commission Action:	To be reviewed by the Electric Utility Commission on March 20, 2017.
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

Austin Energy (AE) is the nation’s 8th largest publicly owned electric utility. AE serves more than 448,000 commercial customers and close to 1 million residents. AE’s Meter Shop is responsible for providing customers with the proper meter to accurately measure the amount of electric energy being consumed. The Meter Shop’s responsibility is to ensure that when each meter is installed in the field that they will deliver accurate reads for the consumption being used.

In April 2015, AE’s Meter Shop assumed the office and warehouse lease space at 4122 Todd Lane, which was previously occupied by the Health and Human Services Department’s Vector Control Program. AE’s Meter Shop uses this location for six employees in its division to receive new meters, store inventory, refurbish meters, retire old meters, and work on special projects, like the Commercial Meter Exchange Project, whereby 49,000 meters will be funneled through the Todd Lane location.

The proposed lease renewal will commence May 1, 2017 and expire on April 30, 2022. The lease renewal will include subsequent annual rent escalations of 2% over the five year term. This is a modified gross lease whereby AE is responsible for the monthly rent plus their utility costs.

The table below illustrates the annual rental costs for the lease space, totaling \$380,328.95.

Lease Period	Rent per Month	Annual Total
05/01/2017-04/30/2018	\$6,090.28	\$73,083.36
05/01/2018 - 04/30/2019	\$6,212.09	\$74,545.08
05/01/2019 - 04/30/2020	\$6,336.33	\$76,035.98
05/01/2020 - 04/30/2021	\$6,463.06	\$77,556.68
05/01/2021 - 04/30/2022	\$6,592.32	\$79,107.85

Total Amount: \$380,328.95

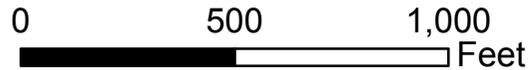
The Strategic Facilities Governance Team has reviewed and approved this request.

Proposed Lease Renewal for Austin Energy Meter Shop at 4122 Todd Ln

-  4122 Todd Ln
-  TCAD Parcels

2015 Aerial Imagery, City of Austin

City of Austin
Real Estate Services



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 2/24/2017



CITY OF AUSTIN
REQUEST FOR COUNCIL ACTION
VENDOR: PEERLESS MFG. CO.

COUNCIL DATE: 04/20/2017

SUBJECT: Authorize negotiation and execution of a contract with **PEERLESS MFG. CO.**, for removal, assembly, inspection, installation and replacement of the aqueous ammonia skid for the Combined Cycle Unit Heat Recovery Steam Generator at Sand Hill Energy Center, in an amount not to exceed \$464,640.

AMOUNT AND SOURCE OF FUNDING: Funding is available in the Fiscal Year 2016-2017 Capital Budget of Austin Energy.

FISCAL NOTE: A fiscal note is attached.

PURCHASING: The Purchasing Office issued a Request for Proposals (RFP) MEA0303Rebid2 for these goods and services on October 17, 2016 and it closed on November 8, 2016 with three offers received. The recommended offer is the best evaluated offer submitted by a responsible offeror. Additional information on the solicitation is included below the line.

FOR MORE INFORMATION CONTACT: Terry V. Nicholson, Senior Buyer Supervisor, 512-322-6586

BOARD AND COMMISSION ACTION: March 20, 2017 – To be reviewed by the Electric Utility Commission.

MBE/WBE: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were an insufficient number of certified M/WBEs; therefore, no subcontracting goals were established.

The contract is for the purchase of a new aqueous ammonia heater skid for the combined cycle unit, which is a type of power plant boiler used as Sand Hill Energy Center. The contract includes the removal and disposal of the existing skid, manufacturing and installation of a new skid, and equipment start up. This equipment is replacing the original skid installed when the unit was built in 2004 which has not been reliable and requires extensive maintenance.

The aqueous ammonia heater skid is part of the combined cycle unit's emissions nitric oxide and nitrogen dioxide control system. The skid vaporizes aqueous ammonia for use in the Heat Recovery Steam Generator which reduces nitric oxide and nitrogen dioxide emissions which is required for the combined cycle unit to meet the air permit requirements.

An evaluation team with expertise in this area evaluated the offers and scored Peerless Mfg. Co. as the best to provide these goods and services based on technical concept and solution, experience and qualifications, schedule, cost and local business presence.

This request allows for the development of a contract with a qualified offeror selected by Council. If the City is unsuccessful in negotiating a satisfactory contract with the selected offeror, negotiations will cease and staff will return to Council so that another qualified offeror may be selected, authorizing new contract negotiations.

A complete solicitation package, including a response list, is on file in the City's Purchasing Office and is available on the City's Financial Services Austin Finance Online website.

Link: https://www.austintexas.gov/financeonline/vendor_connection/solicitation/solicitation_details.cfm?sid=114730

EVALUATION MATRIX FOR: RFP MEA0303Rebid2 – Ammonia Skid Replacement

EVALUATION CRITERIA		Total Points	Peerless Manufacturing	ENERActive Solutions	Sisu Energy & Environment
1	Technical Concept and Solutions	25	23	20	*
2	Experience and Qualifications	20	15	10	*
3	Schedule	20	16	15	*
4	Local Presence	10	0	0	*
5	Cost Proposal	25	25	17	*
GRAND TOTAL SCORE		100	79	62	*

* Deemed Non-Responsive – Did not meet the specification requirements of the solicitation.

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.

SUBJECT: Authorize award and execution of a 24-month contract with **TECHLINE, INC.**, to provide precast concrete manholes, in an estimated amount of \$718,470 with three 12-month extension options in an estimated amount of \$359,235 per extension option, for a total contract amount not to exceed \$1,796,175.

AMOUNT AND SOURCE OF FUNDING: Funding in the amount of \$179,618 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the remaining 18-months of the original contract period and extension options are contingent upon available funding in future budgets.

FISCAL NOTE: A fiscal note is not required.

PURCHASING: The Purchasing Office issued an Invitation for Bids (IFB) DNJ0132 for these goods and services on October 24, 2016 and it closed on November 29, 2016 with one offer received. The recommended offer is the sole offer submitted by a responsible offeror. Additional information on the solicitation is included below the line. The recommended offeror is the current provider for these goods and services.

FOR MORE INFORMATION CONTACT: Darralyn N. Johnson, Buyer II, 512-505-7293

BOARD AND COMMISSION ACTION: March 20, 2017 - To be reviewed by the Electric Utility Commission.

MBE/WBE: This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were insufficient subcontracting opportunities; therefore, no subcontracting goals were established.

The contract is for the purchase of various sizes and types of precast concrete manholes for Austin Energy to be purchased on an as needed basis. A manhole is a subsurface enclosure which personnel may safely access for the purpose of installing, operating, and maintaining electrical equipment and cable. The manholes will be used for both new construction and maintenance of Austin Energy's underground distribution and communication systems.

The current contract expired on March 11, 2017 with an authorization of \$230,865 per year and average annual spend of \$111,134. The requested authorization for the new contract is based on an anticipated increase in future substation installations stemming from Austin's growth in residential subdivision development and commercial growth projected to occur in the next five years.

BID TABULATION

IFB 1100 DNJ0132
 Precast Concrete Manholes
 21 line items

<u>Vendor</u>	<u>Total Annual Bid</u>
Techline, Inc.	\$359,235

A complete solicitation package, including a bid tabulation, is on file in the City’s Purchasing Office and is available on the City’s Financial Services Austin Finance Online website. Link: [Solicitation Documents](#)

Techline, Inc.				
	# months	Contract Amount	Contract Amendment	Revised Amount
Original Term	24	\$ 18,470	n/a	n/a
Extension Option 1	12	\$ 59,235	n/a	n/a
Extension Option 2	12	\$ 359,235	n/a	n/a
Extension Option 3	12	\$ 359,235	n/a	n/a
TOTAL	60	\$ 1,796,175	\$ -	\$ -

**CITY OF AUSTIN
REQUEST FOR COUNCIL ACTION
VENDOR: ORACLE AMERCIA INC.**

COUNCIL DATE: MAY 4, 2017

SUBJECT: Authorize negotiation and execution of a 36-month contract with **ORACLE AMERICA, INC.**, to provide Oracle Utilities software and services including maintenance and support, in an estimated amount of \$8,465,350 with two 12-month renewal options in an estimated amount of \$2,515,175 for the first extension option, and \$2,544,558 for the second extension option, for a total contract amount not to exceed \$13,525,083.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$2,046,418.06 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the remaining 30 months of the original contract period is contingent upon available funding in future budgets.

FISCAL NOTE: A fiscal note is not required.

PURCHASING: Sole Source.

FOR MORE INFORMATION CONTACT: Debbie DePaul, Procurement Specialist IV, 512-322-6235

BOARD AND COMMISSION ACTION: March 20 – To be reviewed by the Electric Utility Commission.

MBE/WBE: This contract is exempt from the City Code Chapter 2-9 Minority Owned and Women Owned Business Enterprise Procurement Program; therefore, no subcontracting goals were established.

The contract is for the purchase of Oracle Utilities brand software products, maintenance and support services, and other related services for Austin Energy. The software in this portfolio addresses multiple functions within the utility including: generating utility bills for customers of the City's utilities; scheduling and dispatching of service orders to field personnel; and creating load profiles and conducting load analysis for financial analysis and planning.

The contract provides the ability to purchase new Oracle Utilities software products to address growing capacity needs based on customer growth, including related maintenance and support services for Customer Care and Billing, Mobile Workforce Management, LodeStar, and other Oracle Utilities products and support services on an as-needed basis. Software maintenance and support services ensure that Oracle America Inc. is able to resolve any issues in time to prevent a loss of service and or revenue for the City's utilities.

This new contract represents the consolidation of multiple expiring Oracle Utilities software contracts to allow continued maintenance and support services for Austin Energy's Oracle Utility software portfolio. Customer Care and Billing represents 95% of the contract, Mobile Workforce Management represents 3% of the contract, and the remaining 2% address all other Oracle Utilities products.

Background Oracle Utilities Customer Care and Billing (CC&B)

Since 2009, Austin Energy has used Oracle's Customer Care & Billing (CC&B) to manage utility customer information, service connections and disconnections (for electric service, water and wastewater service, solid waste services, anti-litter fees, transportation user fees, and drainage fees), meter reads, rates, monthly and special billing, and related functions such as payment processing, collections, field activities, and meter management across these multiple utilities.

Austin Energy uses CC&B for customer billing, and supports a range of customer billing and collections through multiple facility service operations, including customer contact centers, pay stations, account management, credit management, and field activities. The current CC&B application is integrated with a number of other systems used to support reading meters, work management, and financial management.

The following snapshot represents the system profile:

- Over 484,000 active customer accounts
- 2.4 million service agreements
- 22,229 bills processed each night
- Over 4,000 customer calls per day
- 21 billing cycles per month
- 900 concurrent users from 17 departments
- 92,576 paperless (e-Bill) customers
- 60,069 recurring ACH (auto-pay) customers

Background Oracle Utilities Mobile Workforce Management (MWM)

Since 2009, Austin Energy has used Oracle Utilities Mobile Workforce Management (MWM) to manage routine utility field orders (service connections and disconnections for electric service, special billing meter re-reads, etc.); current diversion efforts; and construction work orders. The current MWM solution is integrated with a number of other systems used to support meter reads and billing, meter management, storm restoration, and business intelligence.

This application replaced labor intensive paper-based scheduling for field crews with automated mobile dispatch, resource scheduling and routing, and automatic vehicle location capabilities.

- Automatically receives service orders from the CC&B
- Provides scheduling/dispatching work to field crews with an automated mobile work management solution
- Improves job tracking capabilities
- Provides field crews with near real time enterprise information
- Uses automated processes for work initiation, dispatching, scheduling, and work completion
- Allows dispatchers and supervisors to locate and monitor field crews which will provide updated arrival times reschedule appointments, balance workloads, and manage emergencies more efficiently
- Alerts dispatchers to reported field crew safety issues

Austin Energy is contractually obligated to maintain software licensing in accordance with our use of the system. Additionally, we are required to maintain an active support and maintenance agreement on the CC&B portfolio as a requirement of our agreement with Oracle for the hosting and management of the CC&B solution. This contract also allows for professional services for Oracle Utilities products.

A U S T I N C I T Y C O U N C I L				
A G E N D A				
Recommendation for Council Action (Purchasing)				
Austin City Council	Item ID:	69143	Agenda Number	
Meeting Date:	April 20, 2017			
Department:	Purchasing			
Subject				
<p>Authorize negotiation and execution of a 12-month contract with BERMEX, INC., or one of the other qualified offerors to Request For Proposals RMJ0310, to provide manual meter reading services for electric and water utility meters, in an estimated amount of \$3,500,000, with four 12-month extension options in an estimated amount of \$3,500,000 per extension option, for a total contract amount not to exceed \$17,500,000.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$3,088,110 is available in the Fiscal Year 2016-2017 Operating Budget of Austin Energy. Funding for the remaining five months of the original contract period and extension options are contingent upon available funding in future budgets.</p>				
Fiscal Note				
A fiscal note is not required.				
Purchasing Language:	<p>The Purchasing Office issued a Request for Proposals (RFP) RMJ0310 for these goods and services on October 24, 2016, and it closed on December 6, 2016, with four offers received. The recommended offer best satisfies scope requirements and is submitted by a responsible offeror. Additional information on the solicitation is included below the line. The recommended offeror is not the current provider for these goods and services.</p>			
Prior Council Action:				
For More Information:	Raymundo Moncada Jr., Senior Buyer Specialist Corporate, 512-322-6594			
Boards and Commission Action:	<p>March 20, 2017 - To be reviewed by the Electric Utility Commission. April 12, 2017 - To be reviewed by the Water and Wastewater Commission.</p>			
Related Items:				
MBE / WBE:	<p>This solicitation was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods and services required for this solicitation, there were insufficient subcontracting opportunities; therefore, no subcontracting goals were established.</p>			
Additional Backup Information				

The contract will provide manual meter reading services for water and electric utility meters, as well as other meter related activities. The contractor will be responsible for providing: billing reads for water and select electric meters; the delivery of disconnection notices and select City event notifications; and read-verification services on an ongoing, daily basis. The solution comprises all of the software, hardware, labor, vehicles, and related equipment necessary for meter reading and related activities.

The current contract for meter reading and related services includes a four-month holdover, which extends its expiration date to September 3, 2017. This will allow for a thorough evaluation process during the transition and create sufficient time for the recommended contractor to install and calibrate their solution for accuracy. There are sufficient funds existing on the current contract to continue operations through the vendor transition.

An evaluation team comprised of utility subject matter experts from Austin Energy and Austin Water with expertise in this area evaluated the offers and scored Bermex, Inc. as the best to provide these services based on technical concept, price, experience, and local business presence.

This request allows for the development of a contract with a qualified offeror selected by Council. If the City is unsuccessful in negotiating a satisfactory contract with the selected offeror, negotiations will cease with that provider and staff will return to Council so that another qualified offeror may be selected, authorizing contract negotiations with the new provider.

A complete solicitation package, including a response list, is on file in the City’s Purchasing Office and is available on the City’s Financial Services Austin Finance Online website. Link: [Solicitation Documents](#)

BERMEX INC.				
	# months	Contract Amount	Contract Amendment	Revised Amount
Original Term	12	\$ 3,500,000	n/a	n/a
Extension Option 1	12	\$ 3,500,000	n/a	n/a
Extension Option 2	12	\$ 3,500,000	n/a	n/a
Extension Option 3	12	\$ 3,500,000	n/a	n/a
Extension Option 4	12	\$ 3,500,000	n/a	n/a
TOTAL	60	\$ 17,500,000	\$ -	\$ -

**EVALUATION MATRIX
MANUAL METER READING SERVICES
RFP RMJ0310**

Evluation Category	Maximum Points	BERMEX, INC.	CORIX UTILITY SERVICES, INC.	CONTRACT CALLERS, INC.	OLAMETER CORPORATION
Technical Concept and Solutions	40	31.40	26.40	27.40	20.60
Demonstrated Applicable Experience	30	27.80	24.60	24.80	19.80
Cost	20	20.00	16.40	10.70	18.10
Local Business Presence	10	0.00	10.00	0.00	0.00
Total	100	79.20	77.40	62.90	58.50

NOTE: As per Section 252.049 of the local government code, contents of a proposal shall remain confidential until a contract is awarded. Therefore, the matrix will include points awarded for price but exact pricing will not be disclosed.